

CITY OF WEST LAFAYETTE  
COMMUNITY DEVELOPMENT BLOCK GRANT  
PROGRAM  
2009-2010 ACTION PLAN

Proposed Plan for Public Comment May 22 through June 22, 2009



# City of West Lafayette 2009-2010 Action Plan

## Narrative Responses

### GENERAL

**5 YEAR CONSOLIDATED PLAN PERIOD: July 1, 2005 through June 30, 2009**

**Fifth Year Action Plan Period: July 1, 2009 through June 30, 2010**

### Introduction

As the final year of the 2005-2009 Five Year Plan approaches the City of West Lafayette is weathering the economic downturn better than other areas of the country. There are some stalled commercial developments and some closing of businesses, but the job loss is lower due in part to the stability of Purdue University, the largest employer in the area. Also, the Purdue student population has demands on the local retail market even in a weakened economy.

In terms of housing, the student demand on the existing rental market especially closer to campus is still high. Most of the newer multifamily rentals are leased in November/December for the occupancy in the following August. The older converted rentals close to campus rent slower but as the new school year approaches, occupancy will approach 100%. Our biggest concern remains the demand on the single family market of Purdue parent investment housing or "kiddie condos". The majority of these investments also include the renting of rooms to other unrelated persons. These rentals are better maintained, but there are still over occupancy and behavioral issues that can negatively affect a neighborhood. This housing can be found in all West Lafayette neighborhoods, including high end properties over \$300,000. In the past year, 61 single family dwellings were converted to rental use, same as the number converted in the previous year. We have seen a number of blocks close to campus that were once a mix of owner occupied and rental become entirely rental.

Single family new construction was down by 22% in 2008 as compared to 2007. The slow appreciation in property values experienced in the previous four years of this plan period improved, but that was due in part to the Lafayette MSA being compared to other areas that experienced a larger decline in housing value. West Lafayette also has not experienced a large number of foreclosures indicating that the City's housing market is more stable than others. However, we remain concerned on the less desirable housing in the older established neighborhoods, where the market remains the weakest and there is the potential for vacant housing to occur. Therefore, the housing priorities and needs to address neighborhood stabilization continue through the 2009-10 program year.

The continuation of infrastructure and housing projects and the proposal of 2 new programs will hopefully create jobs and will stimulate private investment. Additionally, the housing initiatives will provide homeownership opportunities and rehab assistance

for lower income persons. These programs will make homeownership and improvements affordable and will also increase energy efficiency as an added cost savings benefit for lower income families.

Additionally, the City will continue to support citizens through the social services that are providing much needed assistance for those suffering in this economy.

## **2005-2009 Consolidated Plan Amendments**

We have determined that in address newly identified needs the following amendments are needed to the 2005-2009 Consolidated Plan.

### **West Lafayette Non-Housing Community Development Plan**

#### **Amendment 1: Public Facilities and Improvements; Street Improvements (HUD Matrix Code 03K) (Eligibility 570.201 c)**

Gumball Alley Improvement Project. The Five Year Plan identified Street Improvements as a low priority due in part that no projects had been identified. We have identified an issue and designed a project to address a spot blight condition. Gumball Alley runs parallel to Northwestern and Andrew Place off of State Street in the heart of the Village commercial area.

The alley houses a garbage and trash compactor to provide facilities for 4 businesses that have no area, in which to house their own container. Since it is a high usage shared facility, there are reoccurring problems with overflow and spills. This is a spot blight situation that requires containment around the compactor with improved surface and drainage to allow improved cleaning of the area. In addition, lighting and safety improvements are necessary. The Tippecanoe Arts Federation has identified the portion of the alley closest to State Street as a spot for public art. This is to discourage graffiti and to improve the aesthetics of the area. The proposed amendment identifies this project and classifies the Street Improvements as high priority.

#### **Amendment 2: Non-Residential Historic Preservation (HUD Matrix Code 16B) (Eligibility 570.202 d)**

Village Façade Program. The Five Year Plan identified Non Residential Historic Preservation activities as a low priority and did not identify the Village commercial area as an area of need. However, the Village/Levee area was determined to be a blighted area by the Redevelopment Commission in the 1990's and although significant redevelopment has occurred, there remain blight conditions that include inappropriate store fronts on historic buildings.

The purpose of this incentive, which is eligible on privately owned property, is to promote storefront renovation and restoration of commercial buildings in the Village in an effort to preserve and restore the remaining historic and architectural significance of structures in the Village. Improvements to this city gateway to the university is an economic development tool to encourage residents, university employees and the large number of visitors to the campus area, to visit the Village area businesses. Historic buildings and districts are highly-valued public assets that draw interested persons to the areas. This project will be done in cooperation with the Wabash Valley Trust for Historic Preservation. The proposed amendment identifies this project and classifies the Non-Residential Historic Preservation as high priority.

## City of West Lafayette Community Development Block Grant Program Executive Summary: 2009-2010 Program Year

The following is a summary of activities and funding allocations for the 2009-2010 One-Year Action Plan. The available CDBG grant for 2009-10 is \$442,185. We estimate around \$200,000 in program income generated by New Chauncey Housing, Inc., and it will be returned to the housing agency to enable further projects. All planned activities are consistent with the priorities established in the Five Year Consolidated Plan.

Agency/Activity or Project	Amount	Obj.#	Outcome/Objective	1 Year Outcome Indicators	Other Goals	Location
<b>CDBG HOUSING</b>						
<b>Housing Initiatives</b>						
Plan Objective: Provide affordable homeownership opportunities. To preserve, revitalize and stabilize neighborhoods through increased homeownership and housing rehabilitation activities.						
New Chauncey Housing, Incorporated Acquisition/Rehab	\$100,000	DH-2.1	Affordability for the purpose of providing decent housing	1 Affordable Units		Target Area
Homebuyer Assistance		DH-2.2	Affordability for the purpose of providing decent housing	1 Affordable Unit		Citywide
Major Rehab		DH-2.3	Affordability for the purpose of providing decent housing	1 Affordable Unit		Citywide
Minor Rehab/Systems Rehab		DH-1.1	Accessibility for the purpose of providing decent housing	2 Accessible Units		Citywide
<b>CDBG NONHOUSING</b>						
<b>Public Facilities; Improvements and Architectural Barrier Removal</b>						
Plan Objective: To preserve, revitalize and stabilize neighborhoods through infrastructure and public facilities that serve low to moderate income persons.						
<i>Infrastructure</i>						

Sidewalk and Curb Replacement and Sidewalk Curb Ramp Installation. Program to replace deteriorated sidewalk and curbs and provide accessibility.					1,781 persons will no longer have access to substandard infrastructure	4,500 SF Sidewalk & 1,320 LF Curb	Target Area – Robinson
Gumball Alley Improvement Project				\$155,858	SL-3.1		
				\$25,000	SL-3.3	1 Public Facility	Target Area - Village
<i>Community Facilities/Rehabilitation of Other Public Facilities</i>							
Fire Station #1: Exterior Rehabilitation Phase II			2008-09 Funds will be utilized for this project		SL-3.2	1 Public Facility	Target Area
<i>Non-residential Historic Preservation</i>							
Village Façade Program				\$15,000	EO-3.2	2 Businesses	Target Area - Village
<b>Total Housing and Capital Improvements</b>				<b>\$ 295,858</b>			
<b>Public Services</b>							
Plan Objective: To provide for the human infrastructure stabilization. Support public services that serve homeless or serve other emergency need; promote self-sufficiency or assist lower to moderate income persons in removing barriers to employment or sustaining employment; serve elderly population that enable them to remain self-reliant and in their own homes and provide basic services unaffordable to lower to moderate income persons.							
Outcome applies to all social services						# of persons with new access to social services	Citywide
<i>Homeless Services</i>							
Outreach, Intake and Assessment (Includes Prevention Services)							
LHTC Supportive Services Program				\$3,935		1,000	
Emergency Shelters							
Lafayette Urban Ministry's Emergency Shelter				\$6,550	SL-1.3	250	
Mental Health Assoc. Day Shelter				\$5,950		300	
YWCA - Domestic Violence Intervention							

& Prevention Program (Program & Shelter)	\$3,125	8	
Transitional Shelter			
Lafayette Transitional Housing Center	\$7,375	25	
Other Homeless Services Support			
Food Finders Food Bank	\$3,575	All the Above	
<i>Self-Sufficiency &amp; Work Related</i>			
Tippecanoe County Child Care	\$19,800	20	To sustain economic opportunities
Tippecanoe County Health Clinic - Health Referral	\$3,000	20	Accessibility for the purpose of creating suitable living environment
Family Services - Self-Sufficiency/Life Skills	\$3,872	5	
<i>Elderly Services</i>			
Tippecanoe County Council on Aging - CareAVan	\$5,710	35	Accessibility for the purpose of creating suitable living environment
Family Services, Inc. Homemaker Services	\$3,435	15	
<b>Total Public Services</b>	<b>\$ 66,327</b>		
<b>Administration</b>	<b>\$80,000</b>		
<b>Total 2009-10 Grant</b>	<b>\$ 442,185</b>		N/A

Two proposals were not funded. The first was the Morton Community Center Window Project that was determined to be ineligible. The second was the Energy Assistance Program, that was determined to be a duplication with the State's Weatherization Program.

### Performance Evaluation

Program Year 2007-08 was the third second year of the 2005-09 Consolidated Planning period and the Consolidated Annual Performance Evaluation Report (CAPER) for the activities and projects undertaken for the time period July 1, 2007 through June 30, 2008 was submitted to HUD and approved on October 17, 2008. The complete report is available for review in the Department of Development and on the City's website.

The following table indicates the goals and accomplishments for the program year 2007-2008 as reported in the CAPER and the status of projects through December 31, 2008 for the 2008-09 program year.

The City is substantially on track in meeting the goals and objectives set forth in the 2005-09 Consolidated Plan. The number of housing units completed by the acquisition/rehab program and minor rehab is on schedule; however the number of units assisted

through homebuyer assistance and major rehab is still lower than anticipated. Infrastructure projects, including sidewalks and facilities are also on target. The development of Lincoln Park was finally completed.

Public service unduplicated beneficiary numbers were above the expected number for 2007. There has been some adjustment in the unduplicated count for the number anticipated due to the counting of unduplicated persons over the entire five years of the plan.

#### Citizen Participation Process

The Mayor's Advisory Committee and the Common Council are presented issues and unmet needs in the community in the first of two public hearings. The council assists in identifying and developing priorities and in allocating the annual grant. Their recommendations assist the staff in developing the plan which is presented in draft form at the second hearing.

The plan is available for public comment in the Department of Development and on the City's website at from May 22 through June 22, 2009.

<b>Activities July 1, 2007 through December 31, 2008</b>		
<b>Agency/Activity or Project</b>	<b>Goals</b> Units Anticipated	<b>Accomplishments</b> Units Completed
<b>Housing Initiatives</b>		
Acquisition/Rehab	4	8
Homebuyer Assistance	1	0
Major Rehab	1	0
Minor Rehab/Major Systems Repairs	1	2
<b>Public Facilities; Improvements and Architectural Barrier Removal</b>	Persons Benefited	
Sidewalks and Curb Replacement and Sidewalk Curb Ramps – Salisbury Phase II	1,817	6,476 SF Sidewalk & 1,195 LF Curb benefiting 1,817 persons
Friendship House Sidewalk Project	1,540 Persons	2,832 SF Sidewalk benefiting 1,540 persons
Lincoln Park Development	1,390	1,390 persons
Fire Station Masonry Repair (2006-07)	8,986	8,986 persons
Home With Hope Kitchen Renovation	128	128 persons
<b>Social Services</b>		
Homeless Services	1,583	2,324
Self-Sufficiency & Work Related	45	70
Elderly Services	40	48

## General Questions

### Geographic Distribution/Allocation Priorities

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

CDBG target areas of West Lafayette are made up of census tract block groups where at least 51% of the households earn less than 80% of the median income or for a family of four in the Lafayette area, \$47,900. In West Lafayette, the target area includes tract 51 block group 2; tract 52 block group 5; tract 53 block groups 1 and 2; tract 54 block groups 1, 2 and 3; tract 55 block groups 1 and 2 and tract 102.04 block group 3. The housing and neighborhoods in census tracts 51, 52 and 102.04 are far more stable; however, some neighborhoods and housing are showing some decline. Overall, it is felt that the household incomes are affected by the presence of University students combined with three project based subsidized apartment complexes and a retirement community that have skewed the income statistics and no specific needs have been identified.

The income area south of Meridian Street to the River on the east, the University campus to the west and to the City limits on the South contains a large number of pre-1940 housing, higher densities and a higher incidence of substandard housing that is predominately rental. It is the area in which the majority of the housing and sidewalk projects in 2009 will take place and is Census Tract 53, Block Groups 1 & 2 and in Census Tract 54, Block Group 1. If additional housing projects are undertaken, they will most likely be in Census Tract 52, Block Group 4, an area of modest priced housing. The New Chauncey neighborhood contains Census Tract 53 and parts of Census Tracts 52 and 54 (see Maps).

2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*

Investments are allocated in a manner that best provides benefits to the predominantly low to moderate income households that occupy housing that has the majority of problems in neighborhoods showing decline, instability and spot blight. Geographic projects that will benefit the low to moderate income households are usually projects that directly lead to infrastructure improvements. These projects are eligible for funding and are low moderate area benefits or to eliminate spot blight. These are the only projects that are geographically limited. In comparison, activities that benefit low to moderate income households or persons directly, such as in the case of homebuyer or rehab assistance or a social service activity, are administered city-wide.

3. *Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*

One of the main obstacles to meeting underserved needs is the lack of adequate funding. The city will encourage and assist New Chauncey Housing, Incorporated and all social services in seeking and applying for other funding to supplement CDBG funding. The city also encourages subrecipients to seek collaborative efforts in order to provide more efficient services in an effort to meet underserved needs.



The City continues to assist New Chauncey Housing in increasing capacity.

## **Sources of Funds**

*1. Identify the federal, state, and local resources the jurisdiction expects to receive to address the needs identified in the plan.*

The West Lafayette CDBG grant for the FY 2009-2010 is \$442,185.

Other federal resources, including Section 8 funds that benefit West Lafayette residents and address priorities of the 5 Year Plan are received by a number of agencies. The total received County wide is \$5,969,409 and include the McKinney-Veto Homeless Assistance Act, Emergency Shelter Grant- \$108,168 and Super NOFA - \$254,416; FEMA Emergency Food and Shelter Program, \$88,509 and Section 8 (including administration), \$5,518,316. See Appendix B for a funding breakdown by agency and program and priority addressed.

*2. If you plan to dedicate funds within a local targeted area, provide the boundaries of the targeted area and an estimate of the percentage of funds you plan to dedicate to target area(s).*

It is anticipated that 85% of the grant amount will be spent on activities and projects that will take place in the low to moderate income areas as identified in the geographic areas section and in the attached maps. This percentage does not include the funding allocated to the social services, since the beneficiaries are citywide or are homeless. The amount is lower than previous years due to the possible use of CDBG dollars for housing activities that are city wide.

*3. If your plan includes a Neighborhood Revitalization Strategy Area or Areas, please identify the census tracts for each NRSA and an estimate of the percentage of funds you plan to dedicate to the NRSA(s).*

The plan does not include a Neighborhood Revitalization Strategy Area.

*4. Explain how federal funds will leverage resources from private and non-federal public sources.*

The City provides in-kind local funding for the design and project management for the sidewalk and curb replacement activities. In addition, the City may leverage against the sidewalk and curb funding, local funding for road resurfacing in the project area. The local funding includes Motor, Vehicle and Highway funds and possibly Tax Incremental Financing.

The Village Façade Program is an incentive for owners to invest and restore the historic storefronts of the businesses in the Village. The city will match the owner's costs of the renovations.

Limited private funding from donations, volunteer labor and construction material donations leverage the CDBG dollars that New Chauncey Housing, Inc. uses in the housing acquisition and rehabilitation program. These sources are also used for match for HOME funding through the Lafayette HOME Consortium.

The public services receive funding from local sources including the United Way and direct private donations. Many also use the CDBG funds as leverage for grants from private foundations, State funds and other Federal programs.

*5. Provide a description of how matching requirements of HUD's programs will be satisfied.*

There are no match requirements for the CDBG program.

*6. If the jurisdiction deems it appropriate, indicate publicly owned land or property located within the jurisdiction that may be used to carry out the plan.*

No publicly owned land will be involved to carry out the activities in the plan. New Chauncey Housing, Incorporated intends to acquire by voluntary sales single family dwelling property in the City for the purposes of rehabilitation and resale to eligible persons.

## **Managing the Process**

*1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*

The City of West Lafayette Department of Development is the responsible entity for the West Lafayette CDBG program.

*2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

For the development of the 2005-09 Consolidated Plan, the City used surveys, held ascertainment meetings with individuals and agencies, participated in housing input meetings with the City of Lafayette and the Area Plan Commission, met with the homeless prevention network and utilized existing data and studies including the Communities Vision 2020 and the City's Strategic Plan to determine the needs of the community. Additional solicitation and identification of needs are done annually through letters, funding notification and the city website.

Funded projects and activities in the 2009-10 One Year Action Plan must address a high priority need identified in the Five Year Plan. There were two amendments to the five year plan proposed for this plan year.

*3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

The City will continue to work with all social service agencies and housing providers to implement the activities and programs identified in order to achieve the goals set out in the five year plan. Examples of work that enhances coordination are the Homeless Prevention Network and the Coordinating Committee of the Family Self-Sufficiency Program. Additionally, the City has ongoing communication with the City of Lafayette regarding homeless and housing activities including lead and Fair Housing activities. The City also has ongoing communication with the Lafayette Housing Authority.

## **Citizen Participation**

### *1. Provide a summary of the citizen participation process.*

In West Lafayette, input on issues and unmet needs is presented to the Mayor's Advisory Committee on Community Development and the members of the City Council at the first public hearing. The Advisory Committee is made up of citizens that represent a cross section of the community. The Committee and Council's main objectives are to assist in identifying and developing priorities in the five year plan and then assist in determining funding allocations in each annual plan. Their recommendations assist the staff in developing the plan which is presented in draft form at the second hearing.

The public hearings were held on February 4 and March 12, 2009. Both meetings were held at the West Lafayette City Hall at 6:30 PM. Notices for the meetings appeared in the Lafayette Journal and Courier on January 31 and March 8, 2009 respectively. Letters are sent to social service agencies, housing providers and other community organizations including those working with disabilities, schools and other local government informing them of the availability of CDBG funding opportunities and the application process. Technical assistance for developing funding proposals was available, however no one requested assistance.

A summary of the plan will be published in the Journal and Courier.

The comment period will be May 22nd through June 22nd, 2009. The plan will be available in the Mayor's Office, the Department of Development office, the Tippecanoe County Library and Lafayette City Hall. The plan will also be available on the City's web site.

### *2. Provide a summary of citizen comments or views on the plan.*

Public Hearing: March 12, 2009: Councilor Peter Bunder, who represents the New Chauncey neighborhood, objected to the reduction for New Chauncey Housing, Inc. from the requested amount of \$110,000 to the recommended funding of \$50,000. Response: It was the DOD staff's opinion that the organization has sufficient funds, mainly from program income on hand for its operation this next year when combined with the use of HOME funds, however funding projects outside the New Chauncey neighborhood may be an issue since HOME funds are limited in use in the neighborhood. It was reported to the public that the 2009 allocation was not known at the time of the second hearing and additional funding was anticipated so the suggested allocations were the minimum amounts for the activities. Additionally, the energy assistance program was duplicative with recent stimulus funding and that it would not be funded. Considering these factors it was reported that the actual allocations would probably be higher for NCHI housing activities.

### *3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*

In the preparation of the 2009-10 One Year Action Plan the City again solicited input from the Hispanic Cultural Center, the Black Cultural Center and the International Student Center at Purdue, the neighborhood coalition, the Human Relations Commission, in addition to a number of organizations that deal with disability issues and business

interests.

4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

Two proposals did not receive funding, the Morton Community Center Window Project and the Energy Assistance Program as proposed by the City of West Lafayette's Parks & Recreation Department and Department of Development respectively.

The Morton Community Center window project was a proposal to install storm windows on the historic structure that have single pane, steel awning windows that are considered architecturally significant and need to be retained. Storm windows, which are an acceptable alternative in the historic standards, would have saved approximately 30% of the annual energy costs to heat and cool the building. The old elementary school, located in the target area provides recreational program to a wide section of the community. It was determined to be ineligible as low/moderate area benefit after an income and residency survey revealed that the majority of the use was no longer target area residents.

Energy Assistance Program was a housing assistance program to improve energy efficiency to homeowners with incomes above those eligible for assistance through the Weatherization Programs administered by Community Action Programs (CAP) agencies. With the availability of stimulus money for the Weatherization Programs the target population increased to the low/moderate income levels and it was determined that the program would be duplicative.

## **Institutional Structure**

1. *Describe actions that will take place during the next year to develop institutional structure.*

As identified in the 5 Year Plan, there were no identified gaps in the institutional structure.

## **Monitoring**

1. *Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*
2. *Describe steps/actions to be taken during the next year to ensure compliance with program requirements, including requirements involving the timeliness of expenditures.*
3. *Describe steps/action you will use to ensure long-term compliance with housing codes, including actions or on-site inspections you plan to undertake during the program year.*
4. *Describe actions to be taken to monitor subrecipients during the next program year.*

New Chauncey Housing, Incorporated (NCHI), all social service agencies and all projects by other City Departments are monitored in accordance to the established policy in the Five Year Plan and all policies of the Department of Development and the City of West Lafayette.

Department of Development staff provides ongoing technical assistance to NCHI, including an active role in the rehabilitation, environmental, historic preservation and lead compliance issues. The City assists in project inspection, the development of work write ups and work progress inspections. This includes final inspections to ensure compliance with all applicable codes, standards and specifications. Additionally, a Development staff member is a non-voting Board member, who attends the monthly board meetings. In this role, the City actually does ongoing monitoring of all activities including monthly financial reports. At least quarterly, a meeting is held with the Executive Director, in addition to the annual monitoring in which all client files. Projects and financial records are reviewed.

All social service agencies are required to submit monthly or quarterly beneficiary reports. Reports are reviewed for number of persons served, both unduplicated and duplicated persons, but also the level of service provided. Questions can arise from this report that may indicate the need to contact the agency for further information. All agencies are visited at least annually, in which all files and agency financial information is reviewed.

The City Engineer's Office is the project managers for all infrastructure projects in the City, however the Department of Development oversees compliance with all CDBG regulatory issues and all projects.

## **Lead-based Paint**

1. *Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.*

The cities continue to work with the Tippecanoe County Health Department to address identified lead hazards in housing occupied by children with elevated blood lead levels. The children identified with elevated levels are those found in screened households receiving Medicaid assistance as required by the State of Indiana.

Continue with current lead hazard reduction and education activities through current housing and code enforcement programs. Increase information to contractors and homeowners seeking building permits for remodeling on applicable housing through the City Engineer's office, in anticipation of the additional regulations that will go into effect in 2010.

In anticipation of the new regulations affecting all remodeling and construction work in pre-1978 housing the City will attempt to provide training in lead safe work practices for contractors, if additional funding can be found.

## **HOUSING**

### **Specific Housing Objectives**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

The following outlines the use of the Community Development Block Grant in West Lafayette by New Chauncey Housing Incorporated. Program Income generated by the sales of housing by New Chauncey Housing, Incorporated is retained by the agency and reused to further the goals of the program.

<b>Housing Initiatives</b>	\$100,000
Anticipated Program Income	\$200,000

Homeownership Opportunities: To provide affordable homeownership opportunities and safe (including lead safe) and decent housing. Homeownership also enhances the financial standing and viability of the eligible household through the accumulation of equity that comes through homeownership. Homeownership also stabilizes neighborhoods by engendering permanence.

a) Acquisition/Rehabilitation Assistance: High Priority. The acquisition and rehabilitation and resale of properties in West Lafayette to families and individuals at 50 to 80% of the MFI including those currently renting. This activity will involve the use of HOME funds from the Lafayette Consortium in the New Chauncey neighborhood and CDBG funds citywide. Number of Families 1

b) Direct Homeownership Assistance: High Priority. Assistance in the form of Gap Financing Assistance to families and individuals at 50 to 80% of the MFI. CDBG funding only. City wide. Number of Families 1

Housing Rehabilitation: To provide safe, decent and energy efficient housing, including the reduction of lead hazards, and to stabilize the older neighborhoods by improving substandard housing.

a) Major Rehabilitation for Owners: High Priority. Code compliance, energy conservation, disabled accessibility and major systems upgrade for all substandard housing across all income categories. CDBG funding only. City wide. Number of Families 1

b) Minor Emergency/Major System Rehabilitation: High Priority. Emergency rehab assistance for limited system and/or code compliance to homeowners at 50% of the median income and below, especially elderly households. Services to be provided by NCHI or the Senior Housing Repair and Assistance Program (SHARP), a joint program administered by Tippecanoe County Council on Aging and Habitat for Humanity. Both agencies provide assistance to qualified seniors and disabled people in West Lafayette. NCHI will provide assistance to homeowners with code issues arising from city code enforcement activities. CDBG funding only. City wide. Number of Families 2

## Needs of Public Housing

1. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*
2. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

There is no public housing in West Lafayette. The city will continue to work with the Lafayette Housing Authority with their Section Eight existing housing voucher assistance program as necessary to maintain the voucher assistance.

## Barriers to Affordable Housing

1. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

The City will continue to monitor all new policies and regulations for their effect on the affordability of housing. The City will review and discuss the provisions in the Regulatory Barrier Questionnaire that were found to be potential barriers with other entities, where applicable the needs for those regulatory requirements and the effects of removing them on all housing and development.

Developers, especially of affordable housing projects, will be encouraged to utilize the planned development zoning procedures.

## HOMELESS

### Specific Homeless Prevention Elements

1. *Sources of Funds Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*

A Permanent Supportive Housing Feasibility Study was completed this past year by Indiana Coalition for Housing and Homeless Issue, which was funded by the Indiana Housing and Community Development Association. For information on the results of the study please refer to City of Lafayette HOMELESS section.

In addition to the West Lafayette Community Development Block Grant, each agency obtains funds that may include Emergency Shelter Grant funds through the State of Indiana; Super NOFA funds for homeless operational and supportive services; Emergency Food and Shelter Funds from FEMA, United Way and other private fund financing and donations.

For the 2009 Action Plan the City of West Lafayette has allocated the following Community Development Block Grant funds:

Outreach, Intake, and Assessment and Case Management: High Priority.

Continue to fund operational costs of shelters and LHTC Supportive Services Program in order to provide outreach, intake and assessment at points of contact.

LHTC Supportive Services Program	\$3,935
Provide homeless and homeless prevention services to 1,000 persons (formerly Lincoln Center).	

Emergency Shelters: High Priority.

Continue to fund emergency day and night shelters and the shelter for victims of domestic violence to provide a safe, clean, decent alternative to the streets.

Lafayette Urban Ministries Emergency Shelter	\$6,550
Provide overnight shelter to 500 persons.	

Mental Health America's Seeds of Hope Day Shelter	\$5,950
Provide day shelter and case management to 1,000 homeless persons including those who are "chronic" homeless.	

YWCA: Domestic Violence Intervention and Prevention Program and Shelter	\$3,125
Provide emergency shelter, case management and supportive services for 15 persons that are victims of domestic abuse.	

Transitional Housing for Individuals and Families: High Priority.

Continue to fund transitional housing to provide long term housing with supportive services including, as necessary, life skills training, educational

services, job training, family support, and other services for those who need them.

Lafayette Transitional Housing Center (LHTC)	\$7,375
Provide long term transitional housing with supportive services for 50 persons who were previously homeless.	

Case Management for Permanent supportive housing: High Priority. Included above in Mental Health's Seeds of Hope Day Shelter funding.



1. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

The following action steps are part of the Continuum of Care:

The chronic homeless population is the entrenched homeless with severe problems that contribute or keep them in their situation or it is a choice of lifestyle by some and only their willingness to change will bring about the end to a chronic homeless condition for them. To address these difficult situations requires a long term commitment to the individual that first begins with building trust and then some intervention. From the intervention are intensive services that may include hospitalization and/or long term housing with supportive services. Some may never be able to live independently.

Action Step 1: Continue to provide operational funding to the Lafayette Urban Ministry overnight emergency shelters that provides intake, assessment and case management services to identify the chronic homeless and provide referrals for services.

Action Step 2: Continue to provide operational funding to the Mental Health America Seeds of Hope day shelters that provides case management and referrals for intervention and intensive substance abuse and mental health services to those identified as being chronic homeless.

Action Step 3: Work with the homeless providers to seek and obtain additional operational and supportive services funding to sustain or increase all case management services including intensive services such as intervention and treatment programs that are required to break the cycle of chronic homelessness.

Action Step 4: Work with the Mental Health America and Wabash Valley Hospital to develop housing with supportive services to address issues that lead to reoccurring homelessness.

2. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

LHTC Supportive Services and as part of the CDBG funding it receives it provides services to the "at risk" individuals and families with children. Case managers refer to other agencies that provide emergency services in the form of rent/mortgage and utility assistance including Lafayette Urban Ministries, Area IV and the Township Trustees.

The City will provide CDBG funds to:

Food Finders Food Bank: To assist in the cost of acquiring and distributing low cost food to the shelters and to others in need of food: \$3,575

Food Finders Food Bank by the nature of the agency and its program provides food to eligible persons and families through a number of agencies including the above shelters. The beneficiaries of Food Finders are those persons served by the above agencies.

3. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

The Consortium and the Cities are developing and updating their policies and protocols for the discharge of persons from publicly funded institutions and other systems of care. These policies and procedures are designed to prevent such discharge from immediately resulting in homelessness for such persons. Updating the policies and procedures will entail early identification of homeless persons entering systems of care and it is anticipated that Homeless Prevention and Intervention Network (HPIN) will help with early identification.

All communities within Indiana are influenced by discharge policies currently in place and set by agencies within the State concerning health care facilities, foster care and other youth facilities, mental health care facilities, and correctional institutions.

## COMMUNITY DEVELOPMENT

### Community Development

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.*
2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

#### Public Facilities and Improvements:

- |  |           |
|--|-----------|
| 1) Sidewalks: High Priority (03L) (570.201c) | \$155,858 |
|--|-----------|

Sidewalk and curb replacement program. Approximately 7,036 square feet of sidewalk and 1,196 linear feet of curb will be replaced benefiting 1,390 persons. Robinson Street from Dehart to Stadium will be completed.

The above activity helps stabilize and revitalize neighborhoods through improvements that create a visual impact and enhance the quality of life.

- |   |          |
|---|----------|
| 2) Street Improvements: Gumball Alley Improvement Project |          |
| High Priority (03K) (570.201 c)                           | \$25,000 |

We have identified an issue and designed a project to address a spot blight condition. Gumball Alley runs parallel to Northwestern and Andrew Place off of State Street in the heart of the Village commercial area.

The alley houses a garbage and trash compactor to provide facilities for 4 businesses

that have no area, in which to house their own container. Since it is a high usage shared facility, there are reoccurring problems with overflow and spills. This is a spot blight situation that requires containment around the compactor with improved surface and drainage to allow improved cleaning of the area. In addition, lighting and safety improvements are necessary. The Tippecanoe Arts Federation has identified the portion of the alley closest to State Street as a spot for public art. This is to discourage graffiti and to improve the aesthetics of the area. The proposed amendment identifies this project and prioritizes the Street Improvements as high. 1 Public Facility serving the target area and will benefit 1,502 persons.

3) Fire Station #1 Exterior Rehabilitation  
High Priority (030) (570.201 c)

\$ 0

Fire Station #1 serves the target area south of Meridian Street. This is the second phase of rehabilitation that includes the painting of the exterior trim. The funding of this project is from the remaining 2008-09 funds. This is a high priority. 1 Public Facility serving the target area and will benefit 8,096 low to moderate income residents.

Non-Residential Historic Preservation: High Priority (16B) (570.202 d) \$ 15,000

Village Façade Program. The Five Year Plan identified Non Residential Historic Preservation activities as a low priority and did not identify the Village commercial area as an area of need. However, the Village/Levee area was determined to be a blighted area by the Redevelopment Commission in the 1990's and although significant redevelopment has occurred there remain blight conditions that include inappropriate store fronts on historic buildings.

The purpose of this incentive, which is eligible on privately owned property, is to promote storefront renovation and restoration of commercial buildings in the Village in an effort to preserve and restore the remaining historic and architectural significance of structures in the Village. Improvements to this city gateway to the University is an economic development tool to encourage residents, University employees and the large number of visitors to the campus area to visit the Village area businesses. Historic buildings and districts are highly-valued public assets that draw interested persons to the areas. This project will be done in cooperation with the Wabash Valley Trust for Historic Preservation. The proposed amendment identifies this project and prioritizes the Non-Residential Historic Preservation as high. 2 Businesses will be assisted.

Public Services (570.201 e) Non Homeless Public Services Total \$ 35,817

Services that promote self sufficiency and allow families to continue working: As part of the anti-poverty strategy, these programs provide support, remove barriers by providing affordable child care or provide health care services that allow lower income families to be employed or improve their education and training to improve their employability. This is a high priority.

Tippecanoe County Child Care (05L): Subsidy for child care for 20 children.  
\$ 19,800

Tippecanoe County Health Clinic Health Referral Program (05M): Referrals to doctors, dentists and optometrists for 20 uninsured low income persons.  
\$ 3,000

Family Services Self-Sufficiency/Life Skills Program (05): Case management and supportive services to overcome barriers to self sufficiency to 5 lower income families receiving housing assistance through the Lafayette Housing Authority. \$ 3,872

Elderly Services: Studies indicate that it is less expensive to support and have elderly persons remain in their homes than to move them to retirement or assisted living housing. The services assist elderly persons in their transportation needs and means and in taking care of their homes. This service also contributes to neighborhood stabilization by retaining homeownership. This is a high priority.

Tippecanoe County Council on Aging (05A & 05E): Care A Van transportation services to 35 elderly and disabled persons. \$ 5,710

Family Services Homemaker Program (05A): Assistance to 15 elderly and disabled persons. \$ 3,435

Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

*3. Identify the estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate-income (an amount generally not to exceed ten percent of the total available CDBG funds may be excluded from the funds for which*

*eligible activities are described if it has been identified as a contingency for cost overruns.)*

**100%** of the 2008 grant will be spent on activities and projects that will benefit low to moderate income persons.

*4. CDBG resources must include the following in addition to the annual grant:*  
*a. Program income expected to be received during the program year.*

We estimate \$200,000 in program income generated by New Chauncey Housing, Inc. and it will be retained by the housing agency to enable further housing projects.

*i. amount expected to be generated by and deposited to revolving loan fund.*

No program income will be deposited to a revolving loan account.

*ii. The total amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.*

No money will be received from a float-funded activity.

*b. Program income received in the preceding program year that has not been included in a statement or plan.*

No program income was received in the preceding program year that has not been included in the plan.

*5. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives in its strategic plan.*

None applicable.

*6. Surplus funds from any urban renewal settlement for community development and housing activities.*

None applicable.

*7. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.*

None applicable.

*8. Does the jurisdiction intend to carry out a new CDBG float-funded activity?*

No float funded activity is planned.

*9. For activity for which the jurisdiction has not yet decided on a specific location, such as when a jurisdiction is allocating an amount of funds to be used for making loans or grants to businesses or for residential rehabilitation, provide a description of who may apply for the assistance, the process by which the grantee expects to select who will receive the assistance (including selection criteria), and how much and under what terms the assistance will be provided.*

The only applicable activity for the 2009-2010 Program Year that is not yet location specific is housing assistance through New Chauncey Housing Incorporated (NCHI). Any low to moderate income person or household may apply for assistance to purchase a home from NCHI or apply for direct homeowner or down payment assistance. Any current low to moderate income homeowner may apply for rehabilitation or emergency repair assistance. Eligible households selected for homeownership activities must be able to secure a mortgage with the assistance in a form of a grant or loan depending upon the applicant's financial situation. Assistance for rehabilitation activities will also be in a form of a grant or loan depending upon the applicant's financial situation. New Chauncey Housing, Incorporated activities occur city wide, however assistance through HOME is limited to the New Chauncey neighborhood.

*10. Is an "urgent need" activity in the 2009-2010 Action Plan?*

No urgent need has been identified.

## **Antipoverty Strategy**

*1. Describe the actions that will take place during the next year to reduce the number of poverty level families.*

A) Promote economic empowerment by supporting facilities, services, and activities aimed at developing the self-sufficiency of all low and moderate income residents.

- Support affordable child care to lower to moderate income families that allow them to continue to work.
- Support affordable health care.

- Support family self-sufficiency program that provide supportive services to assist families to remove barriers to self-sufficiency.
- Support homeless prevention services for the “at risk” persons.
- Support the food bank in their efforts to feed lower income persons and families.

B) Provide economic development opportunities to lower income persons and families through:

- The creation of jobs through other city incentives.
- Section 3 Opportunities and other non Section 3 contractor jobs when applicable.

C) Provide affordable housing opportunities to house lower income persons and families.

D) Continue to work with all agencies to identify barriers and issues related to poverty including growing transportation needs, especially to those in the rural portions of the county that have no access to public transportation and an increasing concern on the number of persons struggling with mental health and growing substance addictions and abuse problems.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

As described in the public services, the City of West Lafayette has allocated CDBG funds to support elderly services that include addressing the homecare and transportation needs of the elderly, frail elderly and the disabled.

The City has provided public service funding to the Mental Health America for housing with supportive services that can be accessed by those with mental health and/or substance abuse issues. The City will continue to work with interested agencies and the City of Lafayette on expanding supportive housing for the special needs persons.

Emergency and major rehabilitation assistance to provide access to the disabled is available to homeowners and in the case of the disabled as renters, through the Housing Initiatives.

## Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

The City will continue notifying all applicable minority and women entities of any vendor and contract opportunities that arise from CDBG activities.

## **Appendices**

Appendix A: Fair Housing Plan: Actions to Address Identified Impediments and Affirmatively Further a Fair Housing Choice

Appendix B: Other Federal Resources

Appendix C: Maps

#1: Project Locations

#2: CDBG Low/Moderate Income Area South

#3: CDBG Low/Moderate Income Area North

**Appendix A: Fair Housing Plan: Actions to Address Identified  
Impediments and Affirmatively Furthering Fair Housing**

**Program Year 2009-2010**



Appendix A

CITIES OF LAFAYETTE AND WEST LAFAYETTE AND TIPPECANOE COUNTY 2005-2009				
Fair Housing Plan: Actions to Address Identified Impediments				
2009-10 Action Plan with Years 1, 2, 3 & 4 Accomplishments				
Identified Impediment to Fair Housing Choice	Planned Actions	Organization(s) Responsible	Timetable for Completion/Outcome	
1) <i>Outreach and education by the Human Relations Commissions and the Cities to address the lack of knowledge of a person's rights and a person's obligations under the law and how to access services to answer and address one's concerns.</i>	1. Increase the interaction and the information sharing between the three Human Relations Commissions by encouraging at least 2 joint meetings annually.	Fair Housing Offices and Human Rights Commissions	Ongoing - One (1) community wide activity annually.	
Year 1: Seminar for landlords and other interested parties was held in April, 2006. Staff from Indiana Civil Rights Commission and FHEO, HUD Indianapolis Office presented the seminar. Proper advertising was the main topic.				
Year 2: Seminar sponsored by WL HRC, in cooperation with the other HRC's for all interested parties including rental property owners regarding public accommodation with emphasis on accommodation in housing. Staff from ICRC presented the seminar. Held on 10/10/06.				
Year 3: Joint seminar by all local HRC's on October 2, 2007 on diversity and discrimination.				
	2. Continue to support Vision 2020 Diversity Roundtable monthly meetings and encourage and participate in additional fair housing activities.	Fair Housing Offices, Diversity Roundtable (DRT) & Vision 2020 staff	Ongoing - 1. Have at least one diversity roundtable meeting annually to deal specifically with fair housing issues.	
Year 1: 1) Diversity Roundtable meetings continued, however no fair housing topics were scheduled in 2005-06.				
2) Diversity Summit by Vision 2020 was in April. The emphasis of the seminars was about discrimination and its impact. Housing issues were discussed.				
3) Social Justice Conference was held in October. One session dealt with discrimination in our communities.				
Year 2: 1) Diversity Roundtable meetings continued. There were no fair housing topics scheduled in 2006-07; however, the general issue on increasing awareness of diversity became one of their 3 main actions.				
2) DRT revised their brochure around these 3 actions.				
3) YWCA has developed a luncheon series in keeping with their mission, which is offered in fall and the spring. 2nd of the series in the fall				

## Appendix A

dealt with discrimination issues on prejudice and racism.		
<b>Year 3: 1) Diversity Roundtable meetings continued. There were no fair housing topics scheduled in 2007-08.</b>		
2) YWCA continued their luncheon series that does a number of programs on racism and discrimination.		
<b>Year 4: 1) Diversity Roundtable meetings continued. There were no fair housing topics scheduled in 2008-09.</b>		
2) YWCA continued their luncheon series that does a number of programs on racism and discrimination.		
	Fair Housing Offices, Diversity Roundtable & Vision 2020 staff	Ongoing - 2. Include discussions about fair housing and discrimination issues as part of the Vision 2020 updates when they occur.
<b>Year 1: No updates to Vision 2020 occurred in 2005-06.</b>		
<b>Year 2: An update was completed in January 2007. The update stressed the continuation of the diversity roundtable and diversity summits to accomplish the mission of "is a safe, healthy and accessible community that embraces our rich history, culture and diversity".</b>		
<b>Year 3: No updates to Vision 2020 occurred in 2007-08.</b>		
<b>Year 4: No updates to Vision 2020 occurred in 2008-09.</b>		
	3. Increase public awareness of what "Fair Housing is", what "discrimination is" and "what the protected classes are" to overcome the negative publicity and misinformation regarding the role of the Human Relations Commission this past year.	Human Rights Commissions Diversity Roundtable & Fair Housing Offices
		Year 1 - Review all jurisdictions' brochures and websites on fair housing. Identify public service agencies, neighborhood associations, community centers and University organizations and make brochures and other information available to them, including the availability of fair housing informational training.
<b>Year 1:</b>		
1) Have reviewed all websites and brochures and have made recommendations to the County HRC on website information.		
2) Brochures were updated and have been distributed.		
3) Met with the WL HRC and planned Fair Housing events for WL Global Fest in September, 2006. Events include children activities.		
4) In cooperation with the WL HRC, a survey of WL landlords was in process of being mailed at the end of report period. The survey included questions to determine basic knowledge of Fair Housing.		
5) An informational flyer is in process of being completed to be used in periodic mailings to WL landlords by the Code Enforcement		

<b>Department.</b>		
6) Information was also made available to a large number of Purdue students living off - campus during the fall "Meet and Greet", in which City and Purdue officials go door to door in West Lafayette neighborhoods with information packets. Information is made available to other Purdue students through the Dean of Students office (August 27, 2005).		
<b>Year 2:</b>		
1) Information was made available via "Meet and Greet" held on August 26, 2006.		
2) WLHRC had a table at the WL Global Fest, September 2, 2006. Fair Housing information was distributed along with Fair Housing activities for children. This festival promotes the ethnic and cultural diversity of the community.		
3) A landlord survey was conducted of West Lafayette landlords in the summer of 2006. A question asked the landlord's knowledge of the fair housing laws. There was only a 37% response and of those, 71% indicated that they were familiar with the Fair Housing law.		
4) Landlord fair housing information flyer to be included in routine mailings was in process of being completed (delayed in Year 1 to see results of the above mentioned survey).		
5) Continuation of the distribution of flyers and brochures.		
<b>Year 3:</b>		
1) Information was made available via "Meet and Greet" held on August 22, 2007. Additional neighborhoods were included this year.		
2) HRC members attended Global Fest held on September 1, 2007. Diversity and Fair Housing information was distributed along with Fair Housing Activities for children.		
3) Distribution of Fair Housing Information Flyer for Rental Property Owners and Managers through periodic mailings by Code Enforcement. Landlord database of over 600 owners and managers operating within West Lafayette.		
4) HRC in collaboration with Purdue University promoted cultural diversity/discrimination through an essay contests in the public school. The essay contest started in the spring of 2008 and the competition will complete in February 2009.		
5) HRC promoted cultural diversity/discrimination through the sponsoring of two youth soccer teams.		
6) HRC promoted cultural diversity/discrimination through the use of street light banners throughout the city.		
7) HRC created Spanish version of their website.		
6) Continuation of the distribution of flyers and brochures.		
<b>Year 4:</b>		
1) Information was made available via "Meet and Greet" held on August 25, 2008.		
2) HRC members attended Global Fest held on August 30, 2008. Diversity and Fair Housing information was distributed along with Fair Housing Activities for children.		
3) Distribution of Fair Housing Information Flyer for Rental Property Owners and Managers through periodic mailings by Code Enforcement. Landlord database of over 600 owners and managers operating within West Lafayette.		
4) Continuation of the distribution of flyers and brochures.		
	Fair Housing	Year 2 - Increase public

Appendix A

		Offices	information by looking into the possibility of public service announcements, and inserts in utility billings and banking statements.
Not Completed			
		Human Rights Commissions, Diversity Roundtable & Fair Housing Offices	Years 3 through 5 continue established activities.
	4. Develop a client survey through the Lafayette Housing Authority and possibly other housing providers, as well as social service agencies to determine the public knowledge of fair housing.	Fair Housing Offices	Year 1 – Develop survey; identify appropriate survey respondents; distribute surveys and collect responses with anticipated 1000 respondents. Analyze responses and determine follow-up actions.  Years 2 through 5 - Market and increase the number of survey responses by at least 20%. Review and analyze responses to revise AI and Fair Housing Plan accordingly.
<b>Year 4) WL HRC sent survey to city residents. Statistical study is no complete.</b>			
	5. Continue the outreach, referral and educational activities of the Fair Housing Office as a consolidated effort by the Cities.	Human Rights Commissions Diversity Roundtable & Fair Housing Offices	Ongoing - Number of complaints filed and the resolutions of those complaints.

Appendix A

2) <i>Marketing of homeowner programs to increase minority and ethnic homeownership. Educate and increase mortgage and financial companies' participation in marketing programs.</i>	1. Increase minority and ethnic participation in homeownership programs by developing a marketing strategy.	Fair Housing Offices	Ongoing - Determine baseline of minority and ethnic participation. Increase the number of minority homebuyers benefiting from the agency homeownership programs and minority and ethnic participation in assistance programs by 10% each year.
<b>No significant difference from data collected for 2005-2009 Consolidated Plan.</b>			
	2. Work with leading financial institutions in the community to market homeownership to minority and ethnic populations.	Fair Housing Offices	Increase the number of minority homebuyers benefiting from homeownership programs marketed through those participating financial institutions by 5% annually.
<b>Have been unable to develop interest in providing information.</b>			
3) <i>Marketing of assistance programs to address disproportionate needs of minorities and ethnic persons in housing.</i>	Increase minority and ethnic participation in homeownership, rehabilitation and rental assistance programs by developing a marketing strategy.	Fair Housing Offices	<p>Year 1 - Determine baseline of minority and ethnic participation.</p> <p>Ongoing - Increase the number of minority and ethnic participation in assistance programs by 10% each year.</p> <p>Year 4: New Chauncey Housing, Inc. to complete and implement a marketing plan to increase minority participation.</p>
<b>No significant difference from data collected for 2005-2009 Consolidated Plan. New Chauncey Housing, Inc. exceeded their minority participation goal for this year; however, increased marketing is needed in order to</b>			

## Appendix A

### maintain minority and ethnic participation.

#### Year 3: NCHI has completed a marketing brochure and is working on a marketing plan.

4) <i>Further research in the areas of services to the disabled, elderly and persons with HIV/AIDS to determine if they have sufficient access to federally assisted housing.</i>	Work with the agencies that serve the disabled, elderly and persons with HIV/AIDS to determine if their clientele has sufficient access to federally assisted housing. Work with federally assisted housing providers to determine the demand for housing by those populations, and also determine how the existing housing is marketed.	Fair Housing Offices	Ongoing - Relevant data and analysis to assist in the development of programs or activities or marketing to address the need.
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**Additional and relevant data and partnerships with a variety of providers and social service agencies are needed to fulfill this goal. We continue to request information from Wabash Valley Hospital, Area IV Council on Aging and Community Services and the Mental Health Association to identify the problem. It appears from the limited data that there is little or no need.**

### Record of Complaints/Inquiries 2008-2009

No complaints were filed with the West Lafayette Human Relations Commission during this time period regarding Fair Housing.

3 inquiries or concerns received by the West Lafayette Fair Housing office (DOD). All referred to HRC and Indiana Civil Rights Office.

## **Appendix B: Other Federal Resources**

**Program Year 2009-2010**

## Appendix B

**Other federal resources:** A number of agencies receive federal funds, including Section 8 for the benefit of residents throughout the county. These funds are used in programs that address priority needs identified in the Five Year Consolidated Plan and the availability of the funds do allow the community to provide programming to obtain our objectives. Without the other federal assistance, the community could not meet those needs.

The following table indicates the type and amount of funds received, the agency receiving those funds and the priority need being addressed by those funds. We do not anticipate any project that would involve Low-Income Housing Tax Credits in the 2009-2010 program year.

Other Federal Resources			
Agency	Program/Activity	Amount	Priority Need Addressed
<b>Section 8 Program</b>			
Lafayette Housing Authority	Voucher Assistance	\$4,844,681	Rental Housing: Very Low Income all Household Sizes - Cities
Lafayette Housing Authority	Administration	\$637,444	
Area IV Agency on Aging & Community Action Programs	Voucher Assistance	\$33,511	Rental Housing: Very Low Income all Household Sizes - County
Area IV Agency on Aging & Community Action Programs	Administration	\$2,680	
Total Section 8		\$5,518,316	
<b>McKinney-Veto Homeless Assistance Act</b>			
Emergency Shelter Grant			
YWCA	Shelter for Victims of Domestic Abuse	\$6,691	Homeless Emergency Shelter Operating - Very Low Income
Lafayette Transitional Housing	Transitional Shelter	\$36,049	Homeless Transitional Shelter Operating: Very Low Income
Lafayette Urban Ministry	Overnight Emergency Shelter Individuals	\$24,335	Homeless: Emergency Shelter Operating Very Low Income
Salvation Army	Emergency Shelter Families	\$16,503	Homeless: Emergency Shelter Operating Very Low Income
Mental Health Association	Day Emergency Shelter/Supportive Services for Chronic Homeless	\$24,590	Homeless: Emergency Shelter Operating Very Low Income
Total ESG		\$108,168	
Super NOFA: CoC Homeless Assistance Programs			



Lafayette Transitional Housing	Case Management & Supportive Services	\$254,416	Homeless Transitional Services: Very Low Income
Total Super NOFA		\$254,416	
FEMA - Emergency Food & Shelter Program			
YWCA	Shelter for Victims of Domestic Abuse	\$7,700	Homeless Emergency Shelter Operating - Very Low Income
Lafayette Transitional Housing	Transitional Shelter	\$15,730	Homeless Transitional Shelter Operating: Very Low Income
Lafayette Urban Ministry	Overnight Emergency Shelter Individuals	\$17,600	Homeless: Emergency Shelter Operating Very Low Income
Salvation Army	Emergency Shelter Families	\$12,350	Homeless: Emergency Shelter Operating Very Low Income
Family Promise	Emergency Shelter Families	\$4,000	Homeless: Emergency Shelter Operating Very Low Income
Food Finders Food Bank	Food Program to all shelters	\$5,236	Homeless: Emergency Shelter Very Low Income
Area IV Agency on Aging & Community Action Programs	Utility Assistance	\$17,000	Homeless Prevention: Very Low Income Families and Individuals
Lafayette Urban Ministry	Rent/Mortgage Assistance	\$5,500	Homeless Prevention: Very Low Income Families and Individuals
Mental Heath America	Meals	\$3,000	Homeless Emergency Shelter: Very Low Income
Admin City of Lafayette		\$393	
Total FEMA-EFSP		\$88,509	
Total Section 8		\$5,518,316	
Total FEMA - EFSP		\$88,509	
Total McKinney-Veto Funds		\$362,584	
<b>Total Other Federal Resources</b>		<b>\$5,969,409</b>	

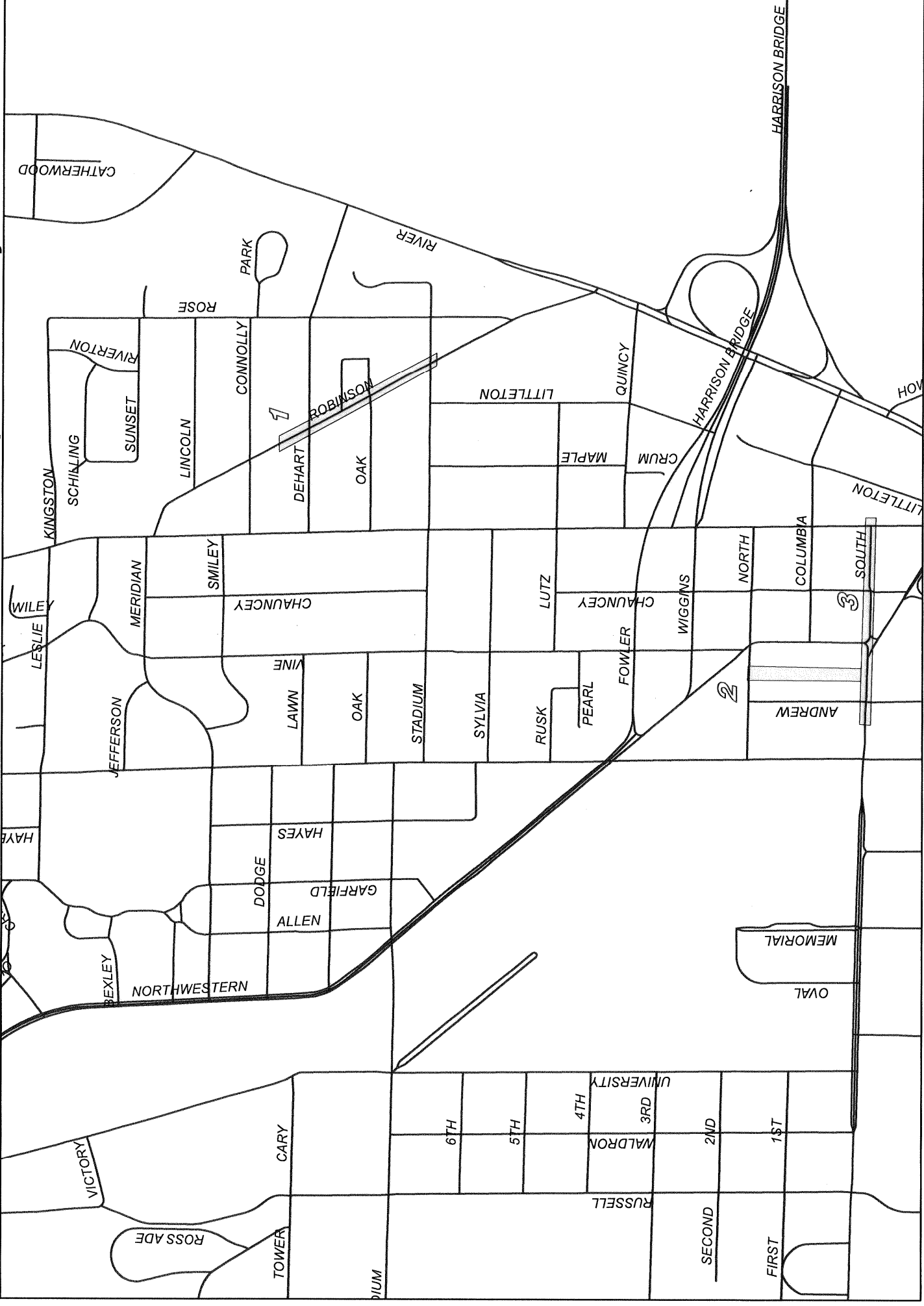
## **Appendix C: Maps and Project Locations**

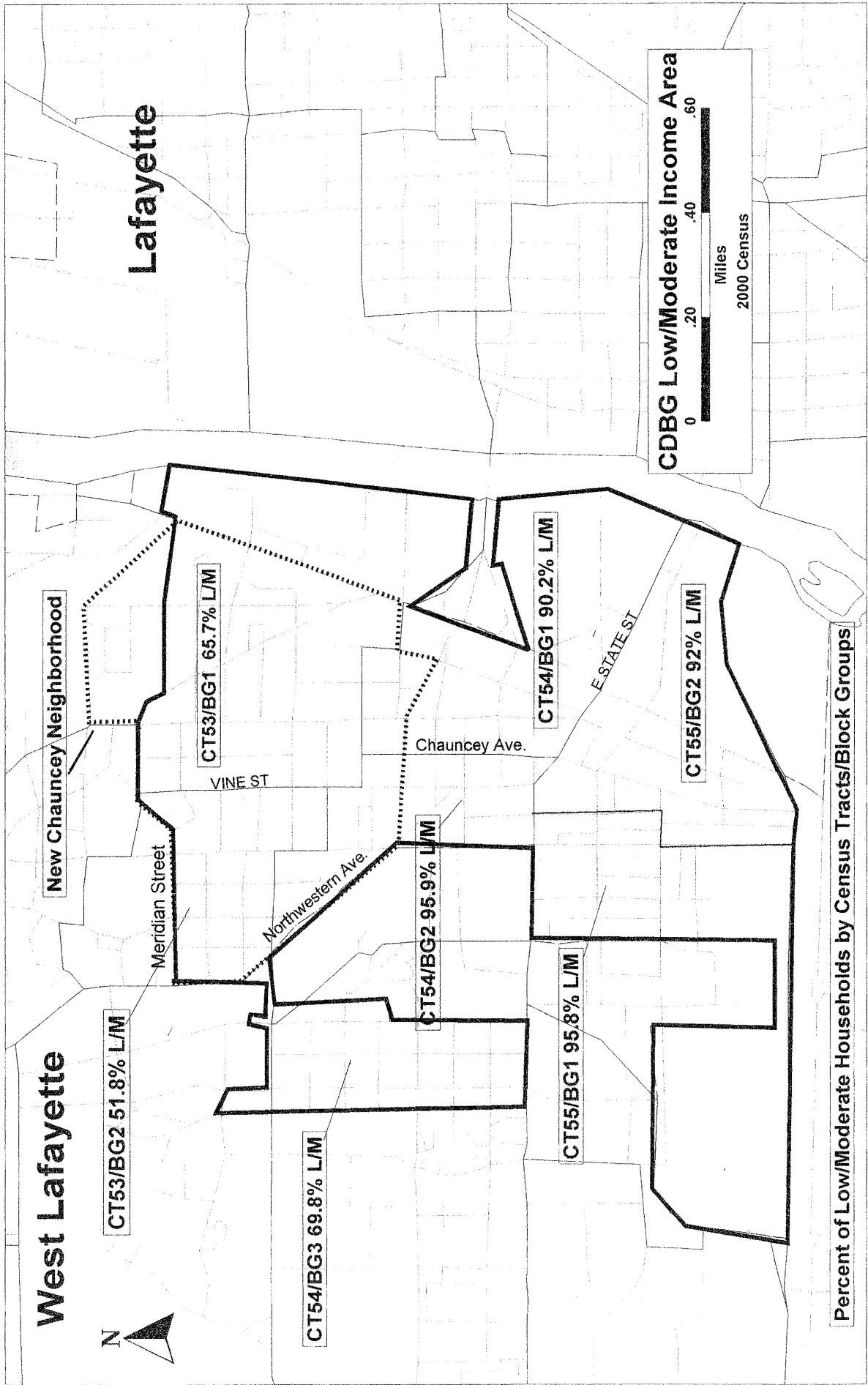
**Program Year 2009-2010**

## Appendix C: Project Locations

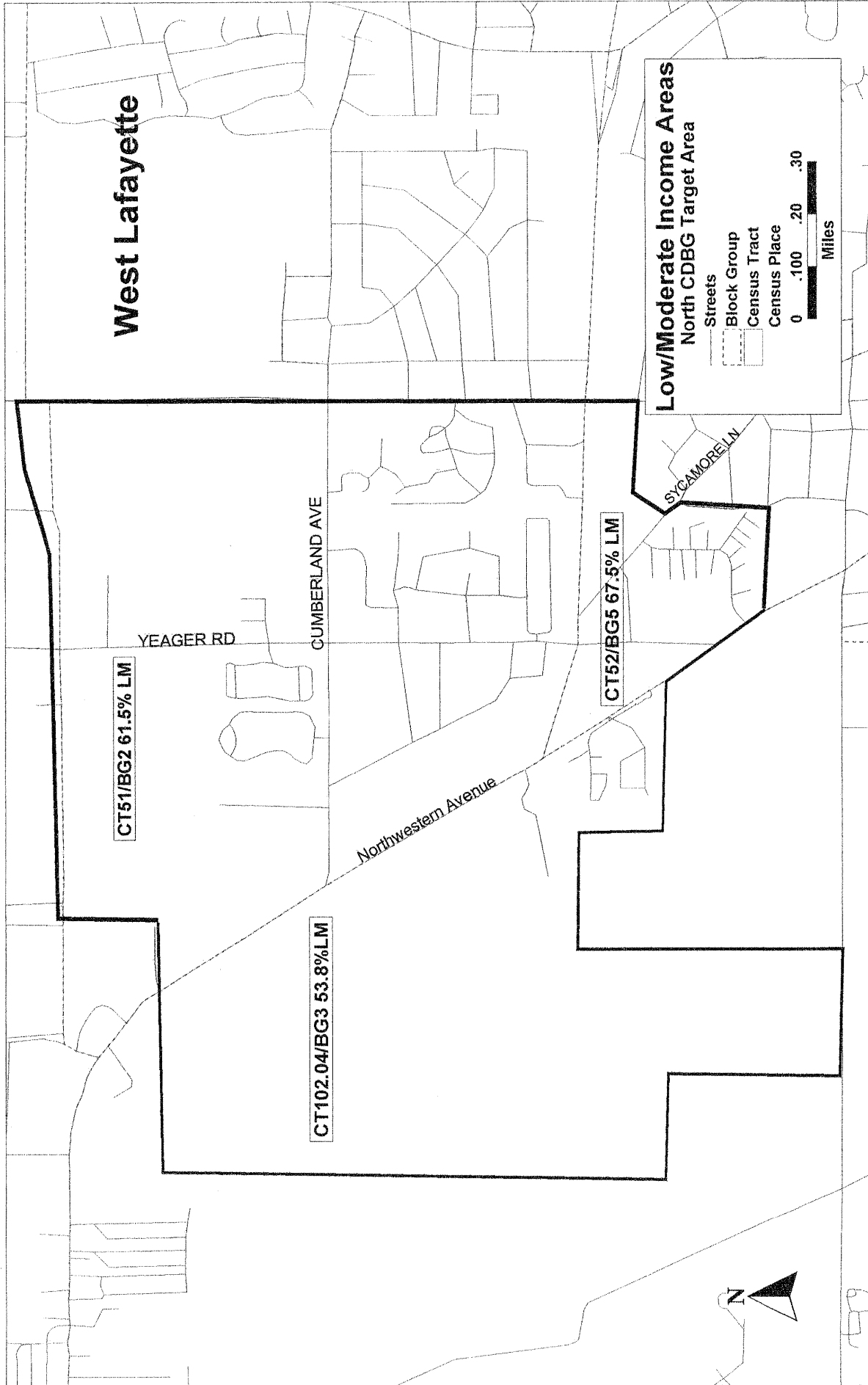
Project Locations			
Map/Index	Address	Census Tract/ Block Group	Low/Mod Area
Infrastructure			
Project #1	Robinson St Sidewalk/Curb Project - Dehart to Stadium	53/1	Yes
Project #2	Gumball Alley Project	54/2	Yes
Project #3	Village Façade Program Area	54/2	Yes

# West Lafayette, IN CDBG 09-10 Proposed Project





# West Lafayette



**Low/Moderate Income Areas**  
North CDBG Target Area

Streets  
Block Group  
Census Tract  
Census Place

0 .100 .20 .30  
Miles

CT51/BG2 61.5% LM

CT102.04/BG3 53.8% LM

CT52/BG5 67.5% LM

YEAGER RD

CUMBERLAND AVE

Northwestern Avenue

SYCAMORE LN